

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property Offer For Sale

Address:

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$ or range between &

Median sale price

Median price House ☒ unit Suburb
 Period - From to Source

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
7 Belle Vue Road, Balwyn North	\$ 1,778,000	21/10/2017
12 Aylmer Street Balwyn North	\$ 1,846,000	21/10/2017
22 Longview Road, Balwyn North	\$ 2,080,000	28/10/2017

OR

- B** **Either** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months*.
- Or** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months*.